

From
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392 Waverly Street
Sunnyvale, CA 94086
Date 4-26-05

To
The Council Members
City of Sunnyvale

Sub: Appeal against the Planning Commissioners decision with regards to 2005-0145 application to dis-allow 200 square foot addition to house at 392 Waverly Street

Dear Sir or Madam:

The City of Sunnyvale, Planning staff had recommended our application 2005-0145, of adding 200 square foot to our house at 392 Waverly Street. The Planning Commissioners at the public hearing on April 11, 2005 however, rejected this recommendation and denied the addition. The main reasons as we understand for this denial were;

- (1) Proposed set back of 10 feet on the new addition will reduce the usable open space from 1049 square feet to 549 square feet
- (2) Did not want to set precedence of increased FAR to a house in a low – medium density residential area

We request the city council to consider the following before giving their final verdict on this matter.

With regards to issue # 1 raised by the planning commissioners we understand this issue and will eagerly comply with the regulations of usable open space. As such we are very much willing to increase the set back from 10 feet to 12 feet in order to prevent decreasing the usable open space significantly.

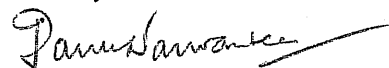
With regards to issue # 2 the addition increases the FAR by ~2% over the allowable 45% limit. In the last 10 years since the 1st special permit was given in 1995, the housing density in the immediate neighborhood has increased significantly with 4 two-story houses been built right behind our house. So our proposed addition in no way is setting precedence to an already high-density neighborhood.

The house (392 Waverly street) was built under a special permit given in 1995 when the surrounding neighborhood was a low-medium density residential area. We were the first owners of this house when it was completed in 1997 February. At the time when we occupied this house, there were single story houses on Charles Street sharing our backyard fence on lots that were quiet big. In the past 10 years significant development has taken place in this neighborhood, especially around our house. The single story houses right behind our house have given way to double-story houses with 2 of these houses been built on the lot occupied once by one single story house. The house immediately sharing our backyard fence has a smaller set back than our present set back.

We very much like our neighborhood and the City of Sunnyvale. By allowing us to make the proposed addition with modification as suggested above we will be able to live in our house for a very long time to come.

We sincerely request the City Council to approve our application to add 200 square foot with a set back of 12 feet instead of the initially proposed 10 feet. In addition we are willing to consider any other recommendation the council or planning staff may have to make this addition to our house a success.

Sincerely


Pravin K Narwankar


Madhavi Chandrachood